

## PUBLIC HEARING REQUEST

**Owner/Applicant:**

Fauquier County

**Board of Supervisors Meeting Date:**

May 19, 2003

**Staff Lead:**

Robert C. Counts

**Department:**

Community Development

**Magisterial District:** Cedar Run**PIN(s):****Service District:** Midland

7809-78-6301-000

**Topic:**

SE03-CR-23: A Category 20 Special Exception to Allow the Construction and Operation of a Wastewater Treatment and Disposal System, Fauquier County , Owner and Applicant.

**Topic Description:**

The applicant is requesting a Special Exception to construct and operate a wastewater treatment and disposal system, to be located on-site at the Warrenton-Fauquier Airport . The system will consist of an on-site plant providing a secondary level of treatment and a series of drainfield areas to which the treated effluent will be applied via drip irrigation. The system will employ an automated control system to regulate the periodic “dosing” of the drainfields to optimize the absorption and evaporation of applied effluent. The plant will be owned and operated by WSA.

The proposed system is to be brought on line in two phases. The planned capacity for the initial phase is proposed at 4,400 gallons per day (gpd). The first phase will provide minimal level of service (approximately 300-500 gpd) to the Airport property. This phase will also replace an ongoing “pump and haul” system that is currently serving the approximately 13 acre adjacent property owned by Ross Industries (PIN 7900-61-8091). Together, the two uses proposed for Phase I would use approximately 2,500 gallons of daily treatment and disposal capacity. The County has identified primary drainfield areas to provide a daily treatment and disposal capacity of 4,400 gpd. Additional drainfield areas have also been identified that are sufficient to provide a 100% reserve area.

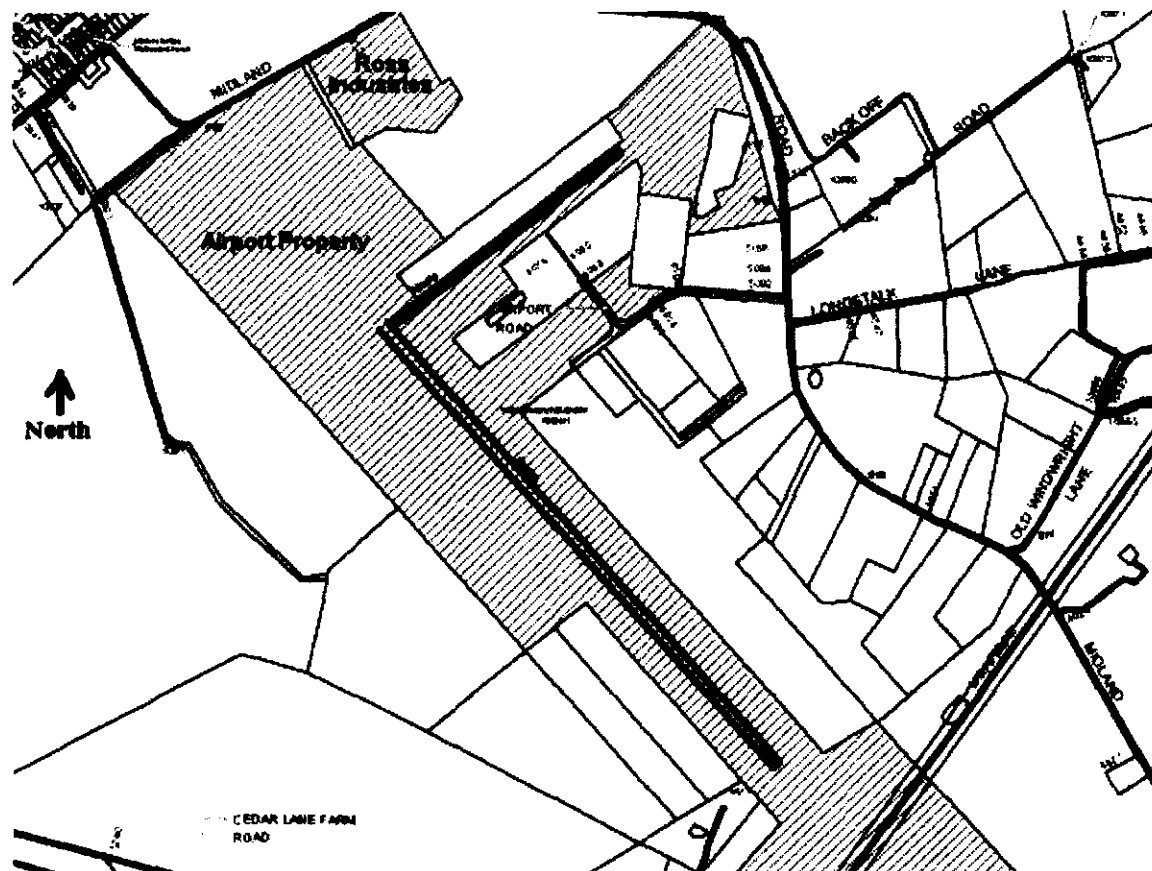
The ultimate treatment and disposal capacity (including the reserve area) will be approximately 8,800 gpd. The full utilization of the system contemplates the extension of sewer service to other industrially zoned properties adjacent to the Airport. Such extension of service would be provided on a “first come, first served” basis and would be limited by the capacity of the proposed system. Since the system’s capacity is constrained by the area suitable for land application of the effluent, expansion to the full capacity will require the use of the identified reserve area. For that reason, the implementation of Phase II must be tied to the County obtaining a discharge permit from the Department of Environmental Quality (DEQ). The proposed purpose of the discharge permit is not to allow immediate

discharge. It is to allow the utilization of the reserve land area by replacing the "reserve" with an alternative form of disposal should any or all of the land application area fail. Discharge, if approved, would be into the Rappahannock watershed.

The system description provided by the County's Consultant is included as **Attachment 1**.

#### **Land Area, Location and Zoning:**

The affected properties are located adjacent to Midland Road (Route 610). The Airport property is zoned I-1 and RA. The Ross Industries property is zoned I-1 and the other adjacent properties are predominantly I-2. The location is shown on the map below.



#### **Neighboring Zoning/Land Use:**

The Airport Property is bounded on the east by industrially zoned land. Properties to the north are predominantly in the R-4 zoning district with some I-1 zoning as well. Properties to the west and south of the site are zoned for residential use with some R-4 zoning, but RA is the predominant zoning district.

#### **Action Requested of the Board of Supervisors:**

The Board of Supervisors is requested to conduct a public hearing and take action on SE03-CR-23. A resolution, reflecting the Planning Commission's recommendation of conditioned approval, is included for the Board's consideration.

**Staff Analysis:**

Staff and appropriate referral agencies have reviewed this request for conformance with the Comprehensive Plan, the Zoning Ordinance, and other relevant policies and regulations. Staff and referral agency findings, comments, and recommendations are summarized below.

**The Comprehensive Plan**

The proposed wastewater system is reflected in the Midland Service District Plan. The collection system, the treatment method and capacity, and the non-discharge land application component are all identified and discussed in the Plan. The method for allocating limited system capacity is also addressed. The stated intent of the limited system is to provide for a longer-term development strategy for the existing industrial properties adjacent to the airport.

**Requirements of the Zoning Ordinance**

Article 5, Part 20 stipulates that a Special Exception for a private sewage treatment system may be allowed for new construction for Commercial or Industrial uses outside of service districts provided that the system is operated under the control of the Fauquier County Water and Sanitation Authority, or a Class III wastewater operator which holds a current permit licensed in the State of Virginia. In approving such a system the Board may establish conditions including, but not limited to, use, maintenance, and testing.

**Engineering Considerations**

The Engineering Division has reviewed this application and has provided the following comments:

1. The location of any well on the adjacent parcel (PIN # 7809-58-7656-000) should be shown on the site plan.
2. Soils information should also be shown on the site plan.
3. Proposed maintenance and monitoring schedules and reporting should be provided.
4. The sewage treatment facility should be approved by the Virginia Department of Health and other pertinent agencies prior to final site plan approval.

**Soils/Environmental**

The County's Soil Scientist has had extensive, direct involvement in the evaluation and selection of the proposed drainfield areas and the design of the proposed system. The following is a summary of his comments:

The identification of a workable replacement system for the Airport has been the subject of a great deal of work performed by both County and State Agencies. The County Soil

Scientist initially identified the location of the proposed drip disposal sites. This identification was preceded by an extensive site and soil evaluation conducted over the entire County-owned property. The area selected would not be suitable for conventional drain lines due to seasonal changes in the water table. However, the proposed location is in one of the better soil areas on the site and has enough acreage to make this system feasible with the use of drip disposal.

A 50-foot grid was laid out over this site and soil profiles were defined at each grid point. The Health Department and John Marshall Soil & Water Conservation District assisted in the collection of this data. This process involved more than 52 soil borings. The County's Consulting Engineer, Jeff Howeth, PE, conducted the analyses to determine the upper and lower permeability rates that have been used for design of the drip system. The collection system, treatment facility, and on-site disposal site have been reviewed thoroughly. The Construction Plans have been prepared and will be formally reviewed by VDH Engineers in the next few weeks with anticipated permit approval soon to follow.

This proposal will have the appropriate reserve area on-site for the initial phases of this project. As more properties hook up and the drip area is fully utilized, the reserve will shift to a discharge system. The pre-treatment technologies that have been used for the drip system will provide clean wastewater that will be suitable for discharge into a tributary to Brown Run ( Rappahannock watershed), if needed.

#### **Summary and Planning Commission Recommendation:**

As stated previously, the County's Soil Scientist had extensive, direct involvement in the evaluation and selection of the proposed drainfield areas. He supports the design of the proposed system and supports the proposed Special Exception as the best solution to the wastewater treatment issues facing the Airport and adjacent industrial properties. The Planning staff defers to the technical expertise of the Soil Scientist, but offers a few cautionary points.

As presented by the County's Consultant, the system is described as a "drainfield based system." This term was defined to mean a system with a capacity that is limited by the availability of suitable drainfield areas. In this particular case, the maximum system capacity has been determined to be 8,800 gpd. To reach this capacity, the system must utilize all of the suitable drainfield area that has been identified: both the primary drainfield sites and the designated reserve area.

The need to utilize the reserve area to achieve full system capacity requires that a discharge permit be obtained to replace or back-up reserve capacity. Based on the anticipated "life" of the land application areas, both the County's Consultant and County Soil Scientist contend that this discharge capacity will not be necessary to sustain the system capacity now capped at 8,800 gpd. It would be available in case of a drainfield failure. However, as substantiated by the County's Consultant, the addition of discharge capacity effectively removes the designation of "drainfield based system." In other words, the system capacity would no longer be constrained by the limits of the drainfield areas, but rather by the amount of allowable discharge. Increasing the treatment capacity and the amount of allowable discharge could, therefore, expand the system.

The proposed system has evolved through a lengthy planning process, and appears to be a logical and limited response to a well-defined issue. The limits of the response are important because they provide the basis of a plan that allocates sewer service to some, but withholds it from others. The limits of this response, however, are predicated on the design limitations of the proposed system. Said another way, it is the physical limitations of the "drainfield based system" that provide the rationale for limiting service to specific properties. If this limitation is removed, it may raise questions about the validity of the allocation process. Based on this concern, staff recommends that the system's capacity be constrained by 1) only using the non-discharge component, or by 2) limiting allowable discharge until a plan for allocating additional capacity is in place.

Absent the discharge component, the system proposed for the Airport and adjacent land is similar to systems being proposed or contemplated for residential developments such as Warrenton Chase and the Raymond Farm property, also located within designated service districts. It is becoming apparent that land application of treated effluent is a form of wastewater treatment that is emerging as a system of choice for a number of developers currently constrained by the scarcity of public sewer connections. Based on the experiences of other localities, there seems to be little question that the "science" of the proposed systems works if implemented within the context of one critical caveat: They work when they are operated and maintained properly. With that in mind, it is important that the operation of these systems be held to the highest standards. This principle is particularly true of a system owned and operated by the County government.

With these points in mind, the Planning Commission has recommended approval of SE03-CR-23, subject to the following conditions:

1. Prior to beginning operation, the system shall be owned and operated by WSA.
2. No expansion beyond the proposed Phase I operation (served by the primary drainfield with a capacity of 4,400 gpd) shall be allowed without an approved discharge capacity being in place, including the permit and the infrastructure needed to utilize a discharge permit.
3. The initial discharge capacity of the system shall be limited to the 8,800 gpd and will serve only as a 100% back-up to the drainfield system.
4. The discharge capacity of the system shall not be increased until a plan for allocating additional capacity (i.e., adding users) has been approved by the Board of Supervisors. The Planning Commission shall review any such plan prior to the Board of Supervisors' consideration.
5. An on-site back up energy supply shall be provided to protect the plant and related automated controls from operational lapses due to power outages.
6. The system shall include monitoring equipment and related alarm systems to assure the detection of and response to any malfunction.
7. The service area of the system shall be limited as set forth in Option 3 of the Comprehensive Plan for the Midland Service District (i.e., the County Airport and adjacent industrial properties).

#### **Attachments:**

1. **Engineer's Description of Proposed System**

2. **Special Exception Plat**
3. **Approval Resolution**

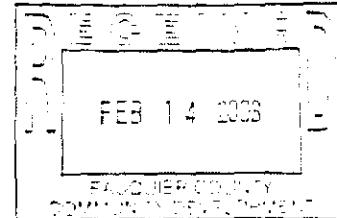
**J. L. Howeth, P.C.**  
*Consulting Engineering and Land Surveying*  
P.O. Box 1684  
Tappahannock, Virginia 22560

Jeffrey L. Howeth, P.E.  
Charles L. Dunn, Jr., P.E.

Telephone (804) 443-0207  
Fax (804) 443-0217

February 13, 2003

Mr. Robert Counts  
Assistant Chief of Planning  
Fauquier County  
40 Warren Street  
Warrenton, Virginia 20186



Dear Mr. Counts:

Based upon our Special Exception Request to operate a wastewater treatment and disposal system located at the Warrenton - Fauquier County Airport, we wish to offer the following justification of request on behalf of Fauquier County. The proposed request involves the construction and operation of a wastewater treatment and disposal system which is initially designed to serve the Airport facilities and several of the surrounding properties in the immediate vicinity of the airport. The hours of operation of the system would be continuous with an automated control system which would require intermittent operator attention. The facility would typically utilize one wastewater operator approximately three times per week to provide the necessary supervision and servicing required for proper operation. Operator qualifications for the facility would be minimal and would typically consist of a Class IV operator. Actual facilities located at the proposed wastewater treatment and disposal site include a central drip disposal drainfield and a wastewater treatment facility generally consisting of underground settling tanks, secondary wastewater treatment units and a central pump station to dose the drainfields. Auxiliary appurtenances to the proposed site would include a small service building, electrical control panel frame and an exterior light fixture. The entire wastewater treatment equipment area would be entirely fenced for security reasons.

It is currently believed that the proposed use conforms to all applicable standards of the Fauquier County Zoning Ordinance and that no waivers or variances are requested with this application. We trust that the enclosed information adequately justifies our request for this project. However, we remain available to provide further information as may be requested concerning this matter.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Jeffrey L. Howeth".

Jeffrey L. Howeth, P.E.  
President, J. L. Howeth, P.C.

STATE ROUTE 610  
WARRENTON ROAD  
10.425 to 10.430  
10.430 to 10.435

GENERAL NOTES:

1. ALL LOTS ARE TO BE RESERVED FOR THE STATE OF OREGON AND THE TITLE HEREON IS TO BE IN THE NAME OF THE STATE OF OREGON.

2. THE STATE OF OREGON HAS THE RIGHT TO TAKE ANY AND ALL LOTS HEREON FOR THE PURPOSES OF THE STATE OF OREGON.

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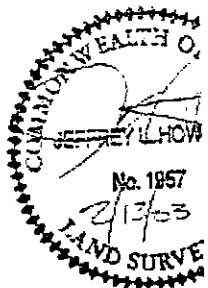
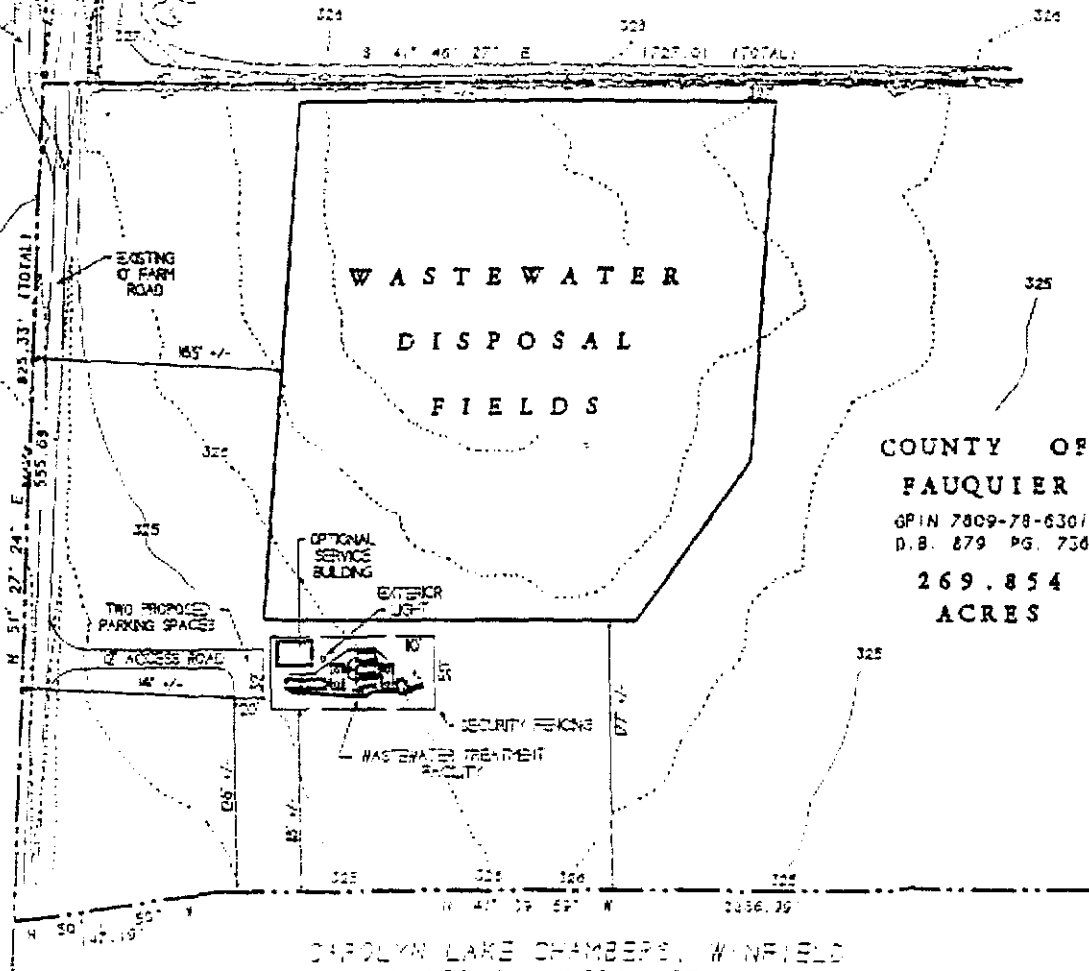
COUNTY OF  
FAUQUIER

GPIN 7809-17-2043  
D.B. 879 PG. 730

ALTERNATE  
ACCESS ROAD  
TO PARCEL

COUNTY OF FAUQUIER

GPIN 7809-78-6301  
D.B. 879 PG. 736



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CAROLYN LAKE CHAMBERS, WINFIELD  
BOOFT CHAMBERS ET AL

GPIN 7809-53-7856  
D.B. 879 PG. 735



WHEREAS, the Virginia Department of Health has also certified that a discharging sewage treatment system is the only alternative for the repair of this failed system; and

WHEREAS, the Applicant has provided the appropriate notification to residents down stream as required by Section 17-12 of the County Code; and

WHEREAS, on March 27, 2003, the Planning Commission conducted a public hearing and determined that the Applicant has met the requirements of Section 5-2002.5 of the Zoning Ordinance; and

WHEREAS, the Planning Commission has forwarded SE03-CR-24 to the Board of Supervisors with a recommendation of conditional approval; now, therefore, be it

RESOLVED by the Fauquier County Board of Supervisors this 19<sup>th</sup> day of May 2003, That SE03-CR-24 to allow for the construction of an individual wastewater treatment system with a point of discharge to replace a failed septic system, John C. Kandl, Owner and Applicant, be, and is hereby, approved subject to the following conditions:

1. Written authorization shall be obtained from VDOT for discharge of this system into its ditch right-of-way.
2. The Applicant shall obtain all applicable permits from the Health Department and DEQ (VPDES permits).
3. An annual operation and maintenance program shall be submitted by the design engineer and approved by the Health Department.
4. The approved annual operation and maintenance program shall be contracted to a qualified and licensed professional operator.
5. Evidence of a continuing operation and maintenance program and a report on system performance shall be submitted annually to the Health Department and Zoning Department to ensure compliance with this Special Exception.

**CONSIDER SPECIAL EXCEPTION #SE03-CR-23 – FAUQUIER COUNTY, OWNER / APPLICANT – WARRENTON-FAUQUIER AIRPORT**

A public hearing was held to consider an application for special exception approval under Category 20, which would allow for the construction and operation of a wastewater treatment and disposal system. The property is located on the west side of Midland Road (Route 610), Cedar Run District. Rick Carr, Director of Community Development, gave an overview of the application and revised conditions. No one spoke. The public hearing was closed. Mr. Winkelmann moved to adopt the following resolution. Ms. McCamy seconded, and the vote for the motion was 4 to 0 as follows:

**Ayes:** *Mr. Harry Atherton; Mr. Joe Winkelmann; Ms. Sharon McCamy;  
Mr. Larry L. Weeks*  
**Nays:** *None*  
**Absent During Vote:** *Mr. Raymond Graham*  
**Abstention:** *None*

## RESOLUTION

### A RESOLUTION TO APPROVE SE03-CR-23 TO ALLOW THE CONSTRUCTION AND OPERATION OF A WASTEWATER TREATMENT AND DISPOSAL SYSTEM AT THE WARRENTON-FAUQUIER AIRPORT, FAUQUIER COUNTY, OWNER / APPLICANT

WHEREAS, the Comprehensive Plan for the Midland Service District calls for the development of a limited capacity wastewater treatment facility to serve the Warrenton-Fauquier Airport and adjacent industrial properties; and

WHEREAS, the Applicant has proposed that a “drainfield based” system, with limited surface discharge to provide reserve capacity, be developed on Airport property; and

WHEREAS, Section 5-2000.6 of the Fauquier County Zoning Ordinance provides for the approval of such systems as a Special Exception use if operated under the control of the Fauquier County Water and Sanitation Authority (WSA); and

WHEREAS, the applicant has stipulated that the proposed system shall be owned and operated by WSA; and

WHEREAS, on April 24, 2003, the Planning Commission conducted a public hearing on SE03-CR-23 and has forwarded a recommendation of conditioned approval; now, therefore, be it

RESOLVED by the Fauquier County Board of Supervisors this 19<sup>th</sup> day of May 2003, That SE03-CR-23 be, and is hereby, approved subject to the following conditions:

1. Prior to beginning operation of the system, there shall be an operating agreement with WSA.
2. Upon the issuance of a discharge permit, the ownership of the system shall be transferred to WSA.
3. No expansion beyond the proposed Phase I operation (served by the primary drainfield with a capacity of 4,400 gallons/day) shall be allowed without an approved discharge capacity being in place, including the permit and the infrastructure needed to utilize a discharge permit.

4. The initial discharge capacity of the system shall be limited to 8,800 gallons/day and will serve only as a 100% back-up to the drainfield system.
5. The discharge capacity of the system shall not be increased until a plan for allocating additional capacity (i.e., adding users) has been approved by the Board of Supervisors. The Planning Commission shall review any such plan prior to the Board of Supervisors' consideration.
6. An on-site back-up energy supply shall be provided to protect the plant and related automated controls from operational lapses due to power outages.
7. The system shall include monitoring equipment and related alarm systems to assure the detection of, and response to, any malfunction.
8. The service area of the system shall be limited as set forth in Option 3 of the Comprehensive Plan for the Midland Service District (i.e., the Warrenton-Fauquier Airport and adjacent industrial properties).

**CONSIDER SPECIAL EXCEPTION #SE03-L-28 – MARSH RUN GENERATION, LLC, OWNER / APPLICANT**

A public hearing was held to consider an application for special exception approval under Category 23, which would allow for the crossing of a floodplain. The property is located on the east side of Lucky Hill Road (Route 655), Lee District. Rick Carr, Director of Community Development, gave an overview of the application. No one spoke. The public hearing was closed. Ms. McCamy moved to adopt the following resolution. Mr. Winkelmann seconded, and the vote for the motion was 4 to 0 as follows:

<b><i>Ayes:</i></b>	<b><i>Mr. Harry Atherton; Mr. Joe Winkelmann; Ms. Sharon McCamy; Mr. Larry L. Weeks</i></b>
<b><i>Nays:</i></b>	<b><i>None</i></b>
<b><i>Absent During Vote:</i></b>	<b><i>Mr. Raymond Graham</i></b>
<b><i>Abstention:</i></b>	<b><i>None</i></b>

**RESOLUTION**

**A RESOLUTION APPROVING SE03-L-28 TO ALLOW FOR THE CROSSING OF A FLOODPLAIN, MARSH RUN GENERATION, LLC (OLD DOMINION ELECTRIC COOPERATIVE), APPLICANT**

WHEREAS, on October 15, 2001, the Fauquier County Board of Supervisors approved Special Exception SE00-L-17 to allow the construction of the Marsh Run Peak Generation Facility; and

- c. #SE03-CR-23 – Fauquier County, owner / applicant – Warrenton-Fauquier Airport – applicant wishes to obtain special exception approval under Category 20, which would allow for the construction and operation of a wastewater treatment and disposal system. The property is located on the west side of Midland Road (Route 610), Cedar Run District. (PIN # 7809-78-6301-000) (Postponed March 27, 2003, until April 24, 2003, for further review.)

Mr. Counts reviewed his staff memorandum, a copy of which is attached to and made part of these official minutes.

Mr. Tony Hooper, Assistant County Administrator, stated that the county has been working with the airport committee for a number of months regarding this application. He stated that there are a number of existing businesses in this area, including the airport, which have failing drainfields. Mr. Hooper stated that this plan would provide facilities for both the airport and these businesses. He said that this plan would be phased.

Mr. Meadows asked Mr. Hooper to clarify whether or not they have takers for all 2500 gallons. Mr. Hooper responded that they have takers for the whole capacity, to include property owners whose property is currently vacant but may wish to develop in the future, and they hope that the 4400 gallons allowed in Phase I would accommodate the existing businesses.

Mrs. McCarty asked which businesses intend to expand. Mr. Hooper stated that there are a number of businesses they have met with that have this intent, Ross Industries being one of them. Mr. Hooper stated that a number of businesses were surveyed and the majority responded with the intent to expand.

Mr. Stone asked how many businesses were surveyed and what the general response was? Mr. Hooper responded that there are approximately 18 or 19 parcels in this area. He said that a meeting was held and about 75% of the owners of these parcels were present and most everyone present expressed an interest. Mr. Hooper stated that some of these residents were the owners of the vacant parcels and he did caution them that the county's first priority is to provide service to the existing businesses.

Mr. Stone asked Mr. Hooper if he expected the majority of the capacity to be used by parcels already occupied rather than opening new parcels. Mr. Hooper confirmed that existing parcels would use the Phase I capacity.

Mr. Jim Van Luven, Airport Committee, stated that he believes this is one of the greatest things that has ever happened and he feels people are

realizing that something needs to be done to accommodate industries in this area. He stated that this is in the comprehensive plan and it will not cost the county any money. He said the homeowners would be paying for this service. Mr. Van Luven stressed that there has been no opposition to this application.

Mr. Meadows asked Mr. Van Luven to clarify whether he meant homeowners or business owners. Mr. Van Luven said he did mean business owners.

Mr. Rodney Robinson, Cedar Run District, stated he lives approximately 300 yards from where this system is going to be. He said he is not against this application. Mr. Robinson stated that he does not want to see mass development, but he understands that growth is going to happen and he is okay with that as long as it follows the Comprehensive Plan. Mr. Robinson said that he was not aware of a meeting between the airport committee and the Industrial landowners. He said he would have loved to go as a resident. He stated that he hasn't seen any visuals and he is here to get more information. Mr. Robinson said that the airport committee is targeted business but they also need to inform the residents.

Chairman Robison asked Mr. Robinson if he had seen any posted signs. Mr. Robinson responded that he had; however, they blew down. Mr. Robinson stated that he supports this project, he is just concerned with what it will look like and he would like to be more informed. Mr. Robison advised Mr. Robinson to contact The Planning Department regarding any questions he may have.

Mr. Van Luven, with Mr. Stone's permission, addressed Mr. Robinson. He stated that the airport committee and the county would be more than happy to meet with residents and it is not their intention to keep residents in the dark.

Ms. Kitty Smith, Marshall District, recommended that the Commission only approve Phase I at this stage. She stated that Phase II is very problematic in terms of receiving a DEQ permit and the capacity of Phase II is not as necessary at this point as Phase I is. Ms. Smith stated that the county has informed the owners of the industrial properties but not the owners of the residential property and she questioned whether or not it was legally enforceable to exclude the residential properties.

Roy Beckner, representing Steve Rodgers, stated this area needs sewer; however, at this stage there is not enough information to approve this request.

Mr. Robison asked Mr. Beckner if he was notified regarding any meetings. Mr. Beckner responded he asked Mr. Hatch to notify him; however, he never received any notification. Ms. Beverly Pullen stated the notice was sent to S.W. Rodgers in Gainesville.

Mr. Meadows asked Mr. Beckner which property does Steve Rodgers own? Mr. Beckner responded 5-acres adjacent to the airport.

In that there were no further speakers, Mr. Robison closed the public hearing.

Mr. Meadows asked Mr. Burke if it was legal to have a package plant that is exclusive to industrial property?

Mr. Burke stated this plant has been designed to serve a service area that is referenced in the comprehensive plan.

Mr. Stone stated that he has been to two meetings with the airport committee and two briefings with the county, since this application was first proposed. He said that he is satisfied that this plan conforms to the comprehensive plan that was drawn up by the citizens of this area about 18 months ago. Mr. Stone stated that if the 8800 gallons were allocated to residents it would serve about 25 houses. He stated that this will not happen but it does provide additional employment and allows existing businesses to stay where they are. Mr. Stone said he has seen enthusiasm among potential users regarding this system.

Mr. Stone, on condition, that the WSA own and operate this system and with the additional condition requiring the service area system be limited as set forth in option three of the comprehensive plan for the Midland Service District, made a motion to approve this request.

Mrs. McCarty stated that this application is very tightly conditioned. She said that it is vital to her that it is owned and operated by WSA and it has a limited discharge capacity and limited expansion. Therefore, she reluctantly seconds Mr. Stone's motion.

Mr. Robison agrees with Mr. Van Luven that businesses in this area need to be assisted. However, he has a number of concerns and he originally thought this application would be postponed. Mr. Robison said that Ross Industries came before the Planning Commission about 3 years ago seeking approval for an alternative system. This system was approved in October. He asked what happened to this approval and has it been acted on? Mr. Robison stated he asked WSA for a letter on the issue of their owning and operating this system but he has yet to receive it. He said he had discussed this issue with the Assistant Director of WSA who stated

they had no desire to work with package sewage plants. They feel they are expensive to operate and have a short life span. Mr. Robison said they had not received information on the actual costs of owning and operating this system. He stated that because he missed the work session he would not be voting for or against this application.

Mr. Stone stated that if this application is approved it is very well defined and confined to this system in this area. He said this application had no adverse impact and does not set precedence for other applications like this.

Mr. Stone, seconded by Mrs. McCarty, moved to approve this request.

The motion carried 4 to 0.

- d. **#SE03-S-26 – Fauquier County, owner / applicant – Northern Fauquier County Sports Complex** – applicant wishes to obtain special exception approval under Category 20, which would allow for the construction and operation of an above ground water storage tank and sanitary sewer pump station. The applicant has also requested a county determination as to whether the location of the proposed storage tank and pump station are in accordance with the *Code of Virginia*, Section 15.2-2232. The property is located at the northeast corner of John Marshall Highway (Route 55) and Whiting Road (Route 622), Scott District. (PIN # 6070-40-3474-000)

Mr. Counts reviewed his staff memorandum, a copy of which is attached to and made part of these official minutes.

Mr. Robison opened the public hearing.

Ron Mabry, Project Manager, stated the applicant's intent is to locate the above-ground storage tank in the vicinity of the existing silo. If the concrete base does not allow this, they will construct a tank that has the appearance of the silo to maintain integrity. He stated that at this point, they are unable to provide any information on the capacity because they are still in the groundwater study phase. Mr. Mabry stated this tank would be built to the standards and specifications of WSA.

Mr. Jay Fetner, here representing himself and The Committee for Responsible Rural Development, Scott District. He stated he wanted to make a few general observations because it is hard to make specific comments because the application is premature. Mr. Fetner stated that people are being forced into unnecessary opposition because there are capacity details, etc. He stated that he is not opposed to the Sports Complex; however, he is opposed to approving an application that is so vague. Mr. Fetner recommended the postponement of this application until further details and calculations are provided.